

**Public Hearing Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: January 8, 2004 at 7:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

Agenda for the City Planning Board Public **Hearing** to be held at **7:00 p.m.** on
Thursday, January 8, 2004 with a **Limited Business Meeting** to follow in the
Aldermanic Chambers, third floor, City Hall, One City Hall Plaza
(Note: If you will not be able to attend the meeting, please notify Planning Dept.)

A. PUBLIC HEARINGS:

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the applications and conduct a Public Hearing. (SP-26-03/PD-16-03 & CU-21-03 were previously accepted at hearing of 12-04-03)

A motion would be in order to accept the applications.

I. Subdivision, Site Plan, Planned Development and Conditional Use Permit Applications (See Enclosed):

1. S-35-2003 Property located at 2233 N. River Road, an application for subdivision to divide property into two (2) lots – 2233 North River Road, LLC
Public Hearing: 1/8/2004
Deadline for Action: 03/11/2004
2. S-42-2003 Property located at 77 Larchmont Road, an application to subdivide property to create one (1) new single family building lot – Cranton Homes, Inc.
Public Hearing: 1/8/2004
Deadline for Action: 03/11/2004
3. S-43-2003 Property located at 44 Byledge Road, 151, 95 & 75 Ledgewood Road, an application to adjust lot lines without creating new building lots – Rebecca Singer Rev. Trust, Bernice Singer & Michael Sydney Revocable Trusts
Public Hearing: 1/8/2004
Deadline for Action: 03/11/2004

4. S-44-2003 Property located at 300 Boynton Street, an application to subdivide property to create one (1) single family building lot – Neil Patel
Public Hearing: 1/8/2004
Deadline for Action: 03/11/2004
5. SP-23-2003 Property located at 2233 North River Road, an application for site plan approval for the construction of a 10,648 sq. ft. chabad / synagogue – 2233 North River Road, LLC. (See CU-20-2003)
Public Hearing: 1/8/2004
Deadline for Action: 03/11/2004
6. SP-26-2003 and PD-16-2003 Property located at Bell Street, an application to create a planned development, for site plan approval for the construction of two (2), two (2) story multi-family handicapped accessible buildings containing 36 dwelling units, with on-site parking – Valley Vista, LLC
Public Hearing: 12/04/2003
Public Hearing Continued: 01/08/2004
Deadline for Action: 01/22/2004
7. SP-27-2003 Property located at 394 Second Street, an application for site plan approval for the conversion of an existing industrial building to 15,000 sq. ft. of retail space, and renovations to create 33 apartments in the upper three floors – Families in Transition (Estate of John I. Jacobs)
Public Hearing: 01/08/2004
Deadline for Action: 03/11/2004
8. SP-28-2003 PD-18-2003 Property located at 1250 South Willow Street, an application to expand a planned development and for site plan approval for the construction of a 9,300 sq. ft. automotive sales and service building (Gerald J. Montembeault, d.b.a. Dobles Hummer Dealership)
Public Hearing: 01/08/2004
Deadline for Action: 03/11/2004
9. PD-14-2003 Property located on Bicentennial Drive, an application to create a planned development by the construction of ten (10) single family dwellings – Hanaby Homes, LLC for 2233 N. River Road, LLC
Public Hearing: 01/08/2004
Deadline for Action: 03/11/2004
10. PD-17-2003 Property located at 721 Mammoth Road, an application to create a planned development by the construction of three (3) buildings containing a total of nine (9) dwelling units – 721 Mammoth Road, LLC
Public Hearing: 01/08/2004
Deadline for Action: 03/11/2004
11. CU-20-2003 Property located at 2233 North River Road, an application for a conditional use

permit to allow the construction of a 10,648 sq. ft. chabad / synagogue – 2233 North River Road, LLC. (See SP-23-2003)

Public Hearing: 01/08/2004

Deadline for Action: 03/11/2004

12. CU-21-2003 Property located at 1065 Hanover Street, an application for a conditional use permit to allow an insurance company to occupy existing building – Kendall Turner for Santo Insurance Agency
Public Hearing: 12/04/2003
Public Hearing Continued: 01/08/2004
Deadline for Action: 01/22/2004
13. CU-28-2003 Property located at 61 Elm Street, an application for a conditional use permit to occupy a portion of the building as a barber shop – James McDowell
Public Hearing: 01/08/2004
Deadline for Action: 03/11/2004
14. CU-29-2003 Property located at 394 Second Street, an application for a conditional use permit for a reduction from the required number of parking spaces from 126 to 54 spaces - Families in Transition (Estate of John I. Jacobs)
Public Hearing: 01/08/2004
Deadline for Action: 03/11/2004

B. LIMITED BUSINESS MEETING (Regulatory Matters):

[Current Matters]

15. S-35-2003 Property located at 2233 N. River Road, an application for subdivision to divide property into two (2) lots – 2233 North River Road, LLC
Public Hearing: 01/08/2004
Deadline for Action: 03/11/2004 **[Recommendation Enclosed]**
16. S-42-2003 Property located at 77 Larchmont Road, an application to subdivide property to create one (1) new single family building lot – Cranton Homes, Inc.
Public Hearing: 01/08/2004
Deadline for Action: 03/11/2004 **[Recommendation Enclosed]**
17. S-43-2003 Property located at 44 Byledge Road, 151, 95 & 75 Ledgewood Road, an application to adjust lot lines without creating new building lots – Rebecca Singer Rev. Trust, Bernice Singer & Michael Sydney Revocable Trusts
Public Hearing: 01/08/2004
Deadline for Action: 03/11/2004 **[Recommendation Enclosed]**
18. S-44-2003 Property located at 300 Boynton Street, an application to subdivide property to create one (1) single family building lot – Neil Patel
Public Hearing: 01/08/2004
Deadline for Action: 03/11/2004 **[Staff Report to be Provided]**

19. CU-21-2003 Property located at 1065 Hanover Street, an application for a conditional use permit to allow an insurance company to occupy existing building – Kendall Turner for Santo Insurance Agency.
Public Hearing: 12/04/2003
Public Hearing Continued: 01/08/2004
Deadline for Action: 01/22/2004

20. CU-28-2003 Property located at 61 Elm Street, an application for a conditional use permit to occupy a portion of the building as a barber shop – James McDowell
Public Hearing: 01/08/2004
Deadline for Action: 03/11/2004

II. Other Business Items:

III. Such Other Items as Board Members may wish to introduce.